



4 Lavister Gardens, Wrexham, LL12 8BD

£99,950

**** NO ONWARD CHAIN **** A First Floor 2 Bedroom apartment in the sought after area of Little Acton, with great local amenities and transport links. The property briefly comprises of an Entrance Hallway, Living Room, Kitchen, 2 Bedrooms, a Bathroom and WC. The property would benefit from some cosmetic improvements.

Available with NO ONWARD CHAIN, call olivegrove on 01978 750234 to arrange an appointment.

Entrance Hallway

Access to attic, Fuse box, Intercom & Thermostat.
Doors off to:

Living Room 12'6" x 13'3" (3.82 x 4.05m)



UPVC Double glazed window to the front elevation, Wood effect floor, Gas fire with wooden surround, Radiator light fitting and sockets. Doors off to:

Kitchen 7'10" x 9'0" (2.41 x 2.76m)



UPVC double glazed window to the rear elevation. A range of base, wall and drawer units with worktop over and 1 1/2 bowl sink. Space for slot in oven, fridge freezer and space and plumbing for washing machine. Larder cupboard housing gas combi boiler.

Hallway

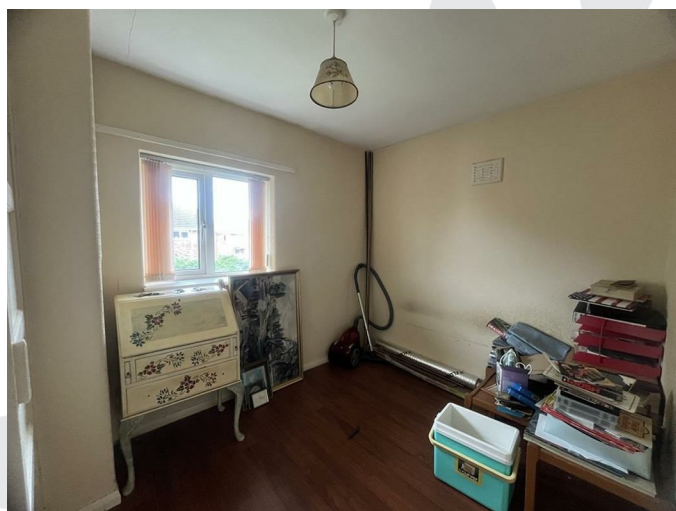
Doors of to bedrooms.

Bedroom 1 10'5" x 13'3" (3.18 x 4.05m)



UPVC Double glazed window to the front elevation. Wood effect floor, built in cupboard, Radiator light fitting and sockets.

Bedroom 2 7'11" x 10'5" max (2.42 x 3.18m max)



UPVC Double glazed window to the rear elevation. Wood effect floor, built in cupboard, Radiator light fitting and sockets.

Bathroom 6'0" x 7'10" (1.84 x 2.41m)



UPVC Double glazed window to the rear elevation. Pink Close coupled WC, corner bath and pedestal basin. Part tiled walls.

W,C.

UPVC Double glazed window to the rear elevation. Part tiled walls, WC.

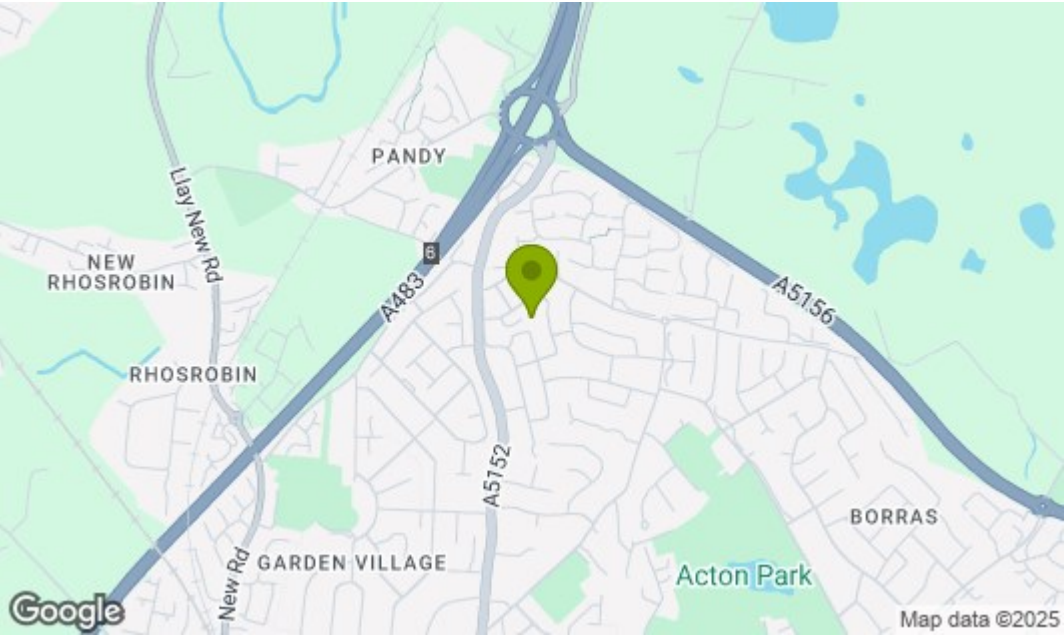
Leasehold Information

Lease Owner: Wrexham County Borough Council
Time remaining on lease: 125 years from 24 January 1994 (94 years remaining)
Annual ground rent: £10
Annual Structural Insurance Recharge: £156.82
Annual service charge: £197.22



Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

